

JH Pickup & Co

LAND AT PASTURE FARM, EVERTON DONCASTER, DN10 5BX

(Bawtry 4 miles, Doncaster 12 miles, Retford 9 miles)

170.89 ACRES (69.15 HECTARES) or thereabouts



VERSATILE PREDOMINANTLY GRADE 3 ARABLE AND GRASSLAND

FOR SALE BY INFORMAL TENDER AS A WHOLE OR IN TWO LOTS

CLOSING DATE: 12 NOON FRIDAY 15 OCTOBER 2021

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

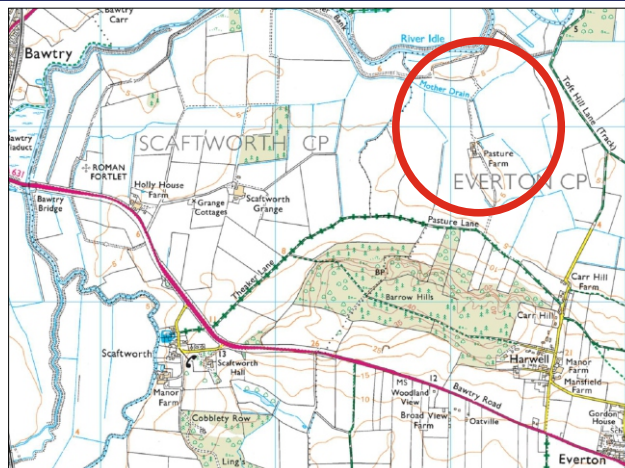
Solicitors

Grainger Appleyard
26-27 Hall Gate
DONCASTER
DN1 3NL

Tel: (01302) 327257

Ref: John Grainger

E-Mail: j.grainger@graingerappleyard.com



Selling Agents

JH Pickup & Co
2 Doncaster Road
Bawtry
DONCASTER
DN10 6NF
Tel: (01302) 714399

Ref: Andrew Houlden

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A subsidiary of



General Remarks and Stipulations

Location

The land is situated around Pasture Farm, Pasture Lane, Everton, in the County of Nottinghamshire. The market town of Bawtry lies approximately four miles to the west via road.

The Farm Land

The majority of the land is classified as being Grade 3 on Sheet 103 of the Provisional Agricultural Land Classification Maps as historically published by the Ministry of Agriculture, Fisheries and Food, with only an area near the River Idle being classified as Grade 4.

The majority of soils are identified by the Soil Survey of England and Wales as being from the "Blackwood" association with their characteristics described as "deep permeable sandy and coarse loamy soils" and as suitable for "cereals, potatoes and sugar beet", with the remainder being from the "Altcar 2" association with their characteristics described as "deep peat soils" and as suitable for "rough grazing; cereals, sugar beet and field vegetables with groundwater control".

The land has been used for a broad range of arable cropping, including potatoes and sugar beet, with some permanent grassland adjacent to the River Idle. This land may offer opportunities under the forthcoming Environmental Land Management Schemes (ELMS).

The arable land is currently let out on a Cropping Licence to a local farmer. It is considered that they would be prepared to take the land on a similar basis once sold, which we consider makes this an opportunity for a non farming individual(s) to acquire a rare block of farm land solely as in investment.

Schedule & Back Cropping

A copy of the schedule and back cropping information is detailed on the enclosed sheet.

Basic Payment Scheme

All of the land is registered on the Rural Payments Agency Rural Land Register and has been used to activate entitlements under the Basic Payment Scheme. The 2021 claim will be retained by the Vendors.

It is intended that there will be a permanent transfer of an appropriate number of Normal Entitlements to the Purchaser(s) or their nominee as part of the agreed consideration, following completion.

Extracts of the 2021 BP5 application form and the relevant LPIS maps are available on request from the Selling Agents. Purchasers should satisfy themselves as to the accuracy of this information. Any statement within these sale particulars is given in good faith but carries no warranty.

Tenure and Possession/Early Entry

The land is owned freehold and is being sold with the benefit of vacant possession on completion. If applicable, early entry is available subject to an exchange of contracts, the payment of a double deposit of 20% and after clearance of the current crops.

Outgoings

Isle of Axholme and North Nottinghamshire Water Level Management Board

Lot 1 Assessable Area - 102.576 acres

Annual Value - £3,999

2021/2022 drainage rates payable - £607.85

Lot 2 Assessable Area - 67.98 acres

Annual Value - £2,651

2021/2022 drainage rates payable - £402.95

Environmental Stewardship

The land is within a Higher Level Stewardship Agreement which commenced on 01 March 2013 for a 10 year term. Purchasers will be obliged to continue with the Agreement by following the management options within it. A copy of the Agreement is available on request from the Selling Agents.

Tenantright/Dilapidations

The Purchaser(s) shall pay, in addition to the purchase price, the full amount of tenantright due as if there was an outgoing tenant under the Agriculture (Calculation of Value for Compensation) Regulations in accordance with the current recommended costings produced by the Central Association of Agricultural Valuers, for any 2022 crops that are established before completion, including enhancement, if appropriate. There will be no consideration or allowance made whatsoever for any dilapidations or any other deductions.

Nitrate Vulnerable Zone

The land all lies within a designated Nitrate Vulnerable Zone. For further details visit www.defra.gov.uk.

Holdover

A right of holdover will be reserved on part of RLR Field Numbers 0478 and 0601 for the purposes of holding a machinery auction until 1st March 2022. Holdover will also be reserved for harvest of the 2021 crops, if necessary.

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendors for any VAT which may subsequently be payable.

Sporting and Mineral Rights

All mineral and sporting rights in so far as they are owned are included in the sale.

Wayleaves, Easements and Rights of Way

The land is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, easements and other wayleaves and all rights of access whether mentioned in these sale particulars or not.

However, in particular it should be noted that the following apply:

There is a wayleave agreement with Western Power Distribution (East Midlands) plc in respect of the overhead lines and associated poles which cross part of Lot 2.

If Lot 2 is purchased separately to Lot 1 then there will be a temporary right of way granted in favour of the Purchaser(s) of this Lot through the farmyard to RLR Field number 4008 until the Purchaser has installed a culvert between RLR field Number 3675pt and RLR Field Number 4008. It is expected that this will be done within 6 months of the date of completion and, in any event, no later than 12 months.

Abstraction Licence

There is an abstraction licence for up to 31,823 cubic metres of water per year from the River Idle, which will be transferred to the Purchaser of Lot 1 or the whole, as applicable. (Licence Serial No. 03/28/78/0020).

Plans, Areas and Schedules

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Purchasers will be deemed to have satisfied themselves of the land and schedules.

Viewing

The land may be viewed at any reasonable time during daylight hours in possession of a set of these particulars.

Method of Sale

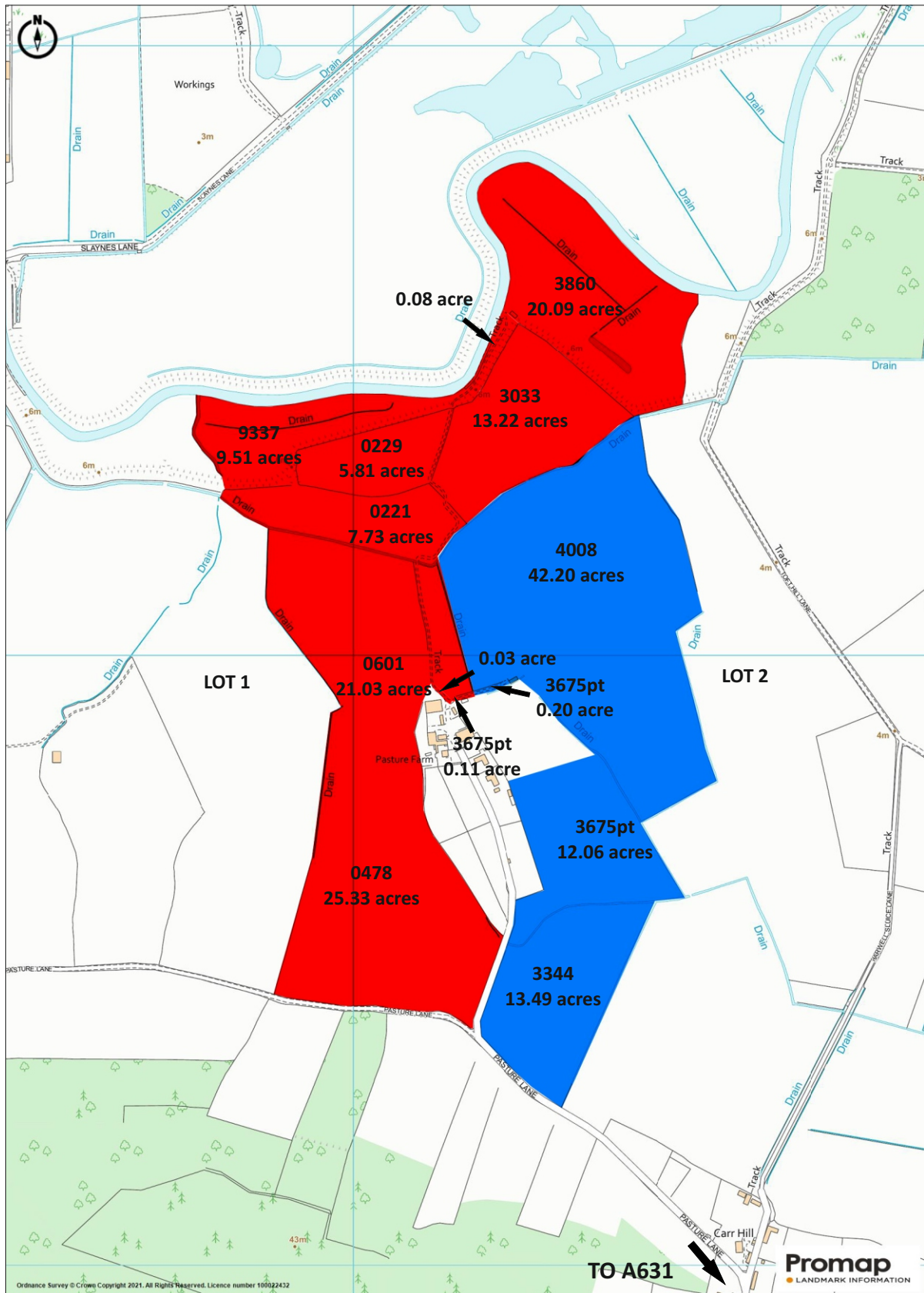
The land is offered for sale as a whole or in up to two Lots by Informal Tender. The Vendors do not undertake to accept the highest, or indeed, any offer, but best and final offers should be submitted in accordance with the following:-

1. Expressed as a lump sum total (not per acre).
2. Confirm full name and address of Purchaser.
3. Confirm full name and address of solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance, or sale of other property.
5. Submitted in a sealed envelope marked "**Land at Pasture Farm, Everton, Tender**".
6. Submitted not later than **12 noon on Friday 15 October 2021**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.



LAND AT PASTURE FARM, EVERTON - SITE PLAN



Important Notice

JH Pickup & Co and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any area, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and JH Pickup & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Ref: AH/SJP/JHP-21/139

Date: 18 August 2021